

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**March 19, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

MINUTES

[February 5, 2015](#) and [February 19, 2015](#)

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

PUBLIC HEARINGS

1. PLN 14-0429, HILTON HOMEWOOD SUITES HOTEL, ARCHITECTURAL REVIEW PERMIT, 650 ELLINWOOD WAY (30 Minutes)

[Staff Report](#)

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| <u>Attachment A-1</u>
<u>Attachment B-1</u>
Attachment C-1

Attachment D-1 | Proposed Resolution and Conditions of Approval
Location Map
Project Plans & Green Building Practices
<u>Part 1</u> and <u>Part 2</u>
March 10, 2015 Planning Commission Staff Report
(This attachment was made into smaller files for easier downloading)
<u>Part 1</u> Staff Report, Proposed Resolution, Conditions of Approval,
Location Map |
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	Part 2 Proposed Project Plans, Parking Assessment, Response to Cultural Resource Comments
	Part 3A and Part 3B Geotechnical Report
	Part 4 Police Department Comments, Development Plan Analysis, PUD District No. 882, including Concept Plan
	Part 5A , Part 5B and Part 5C ARC Study Session 6/26/14
	Part 6 ARC Study Session 7/10/14
	Part 7 ARC Study Session 8/7/14
	Part 8 ARC Study Session 9/4/14
	Part 9A and Part 9B ARC Study Session 2/19/15
	Part 10 FAQs, Public Hearing Notice, Outside Agency Comment Letters, Public Comments since 2/19/15 ARC Study Session
Attachment E-1	Planning Commission Resolution
Attachment F-1	Public Hearing Notice
Attachment G-1	Public Comments received since the March 10, 2015 Planning Commission Meeting

Public hearing to consider approval of an Architectural Review Permit for a proposal by WRSJG LLC, for a two to four story (48 foot maximum height), 115 room, Hilton Homewood Suites Hotel (and related facilities) with 115 parking spaces, new site improvements and landscaping and removal of 64 trees at the site of the former Chevy's Restaurant at 650 Ellinwood Way, Assessor Parcel Number: 127-210-031. The property is zoned *PUD 882*.

CEQA Determination: Categorically Exempt, Class 32 (Infill)

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

2. PLN 14-0422, HILTON HOMEWOOD SUITES HOTEL OFF-SITE SIGNAGE, SIGN PERMIT, SOUTHEAST CORNER OF CONTRA COSTA BOULEVARD AND ELLINWOOD DRIVE (10 Minutes)

Staff Report

Attachment A-1	Staff Recommended Conditions of Approval
Attachment B-1	Project Plans
Attachment C-1	March 10, 2015 Planning Commission Staff Report and Action Letter (including the February 6, 2014 Architectural Review Commission Study Session Staff Report and February 7, 2014 Summary Letter
Attachment D-1	Planning Commission Resolution
Attachment E-1	Location Map
Attachment F-1	Public Hearing Notice

Public hearing to consider approval of a Sign Permit submitted by WRSJG LLC, for off-site signage, for a new/replacement off-site monument sign at the southeast corner of Contra Costa Boulevard and Ellinwood Drive. The sign permit also includes a request for a minor sign adjustment to allow the monument sign, to be 9 feet 7 inches in height, where the sign ordinance allows a maximum height of eight feet. Lastly, the Sign Permit is associated with a request for a use permit (heard by the Planning Commission on March 10, 2015) for a

major sign adjustment for a sign area exceedance up to 102 square feet, where 32 square feet would be allowed per the sign ordinance. The property is zoned *RB-Retail Business*. Assessor Parcel Number: N/A.

CEQA Determination: Categorically Exempt, Class 2 and 11 (Replacement or Reconstruction & Accessory Structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

3. PLN 15-0045, POETS CORNER SERVICE CENTER - COLOR CHANGE & NEW SIGNAGE, 1901 OAK PARK BOULEVARD (10 Minutes)

Staff Report

<u>Attachment A</u>	Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans/Photos
<u>Attachment D</u>	Site Photos
<u>Attachment E</u>	Public Notice

Public hearing to consider an architectural review and sign permit for a building color change and two new wall signs on an existing 1,584 square foot commercial building, in addition to new text on an existing monument sign. The application involves a 13,504 square foot parcel zoned *RB-Retail Business*. APN: 170-050-001.

CEQA: Categorically Exempt, Class 1 and Class 11, Existing Facilities – interior or exterior alterations, and accessory structures/on premise signs).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.us.

4. PLN 14-0457, NEW FREESTANDING TENANT BUILDING (PLEASANT HILL SHOPPING CENTER), 552-572 CONTRA COSTA BLVD. (20 Minutes)

Staff Report

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans, Proposed Master Sign Program Amendments, and Applicant's Written Statement
<u>Attachment D</u>	ARC Approved Master Sign Program for Pleasant Hill Shopping Center (approved 1998)
<u>Attachment E</u>	Applicant's Arborist Report (by Traverso Tree Service)
Attachment F	Planning Commission Staff Report dated March 10, 2015 <u>Part 1</u> and <u>Part 2</u>
<u>Attachment G</u>	Planning Commission Resolution No. 5-15 (and associated Letter of Action dated March 11, 2015)
<u>Attachment H</u>	Letter from Contra Costa County Planning and Conservation to City dated "Received December 18, 2014" including Airport Land Use Commission (ALUC) comments regarding Airport Safety Zone 4
<u>Attachment I</u>	Public Hearing Notice

Public hearing to review an Architectural Review permit and Sign Permit approval to develop a new one-story 4,150 square foot stand-alone tenant building in the Pleasant Hill Shopping Center. In addition, proposed site improvements include a new trash enclosure and moderate modifications to existing landscape, parking and circulation design features. The project does not include any modifications to, or demolition of, existing structures.

In addition, the applicant is requesting a Sign Permit to amend the existing master sign program for the shopping center to accommodate future tenants in the proposed building. Assessor Parcel No. 153-030-106.

CEQA: Categorically Exempt, Class 3 (new construction of a limited number (one) of small facilities not exceeding 10,000 square feet in floor area in an urban area).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.us.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on April 2, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.